

EL PASO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

July 23, 2019

TC&C, LLC
Carl Turse, MM
17572 Colonial Park Drive
Monument, CO 80132

PJ Anderson
31 N Tejon St, Suite 500
Colorado Springs, CO 80903

RE: Rollin Ridge Estates Residential -- Map Amendment (Rezone) – (P-18-001)

This is to inform you that the above-reference request for approval of Map Amendment (Rezone) was heard and a recommendation for approval was made by the El Paso County Board of County Commissioners on July 23, 2019, at which time an approval was made to approve map amendment (rezoning) from the RR-5 (Residential Rural) zoning district to the RR-2.5 (Residential Rural) zoning district. The property includes 48.84 acres and is located at the southwest corner of the Hodgen Road and Highway 83 intersection and is within Section 27, Township 11 South, Range 66 West of the 6th P.M., El Paso County, Colorado. The subject property is located within the boundary of the Tri-Lakes Comprehensive Plan (2000). (Parcel Nos. 61270-00-064 and 61270-00-065)

This approval is subject to the following:

CONDITIONS

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable agencies include, but are not limited to: the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers, and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.
2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RR-2.5

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(Residential Rural) zoning district and with the applicable sections of the Land Development Code and Engineering Criteria Manual.

NOTATION

1. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.

This represents the Planning and Community Development Department's understanding of the action taken by the Board of County Commissioners.

Should you have any questions, or if I can be of further assistance, please contact me at 719-520-6300.

Sincerely,



Gabe Sevigny, Planner II

File No. P-18-001